

**CITY OF ISSAQUAH
DEVELOPMENT SERVICES DEPARTMENT
ADMINISTRATIVE REVIEW**

NOTICE OF DECISION

TO: Nick Marquardt
1591 Sycamore Drive SE
Issaquah, WA 98027

PROJECT: Mine Hill (Marquardt) Short Plat (3 lots)

APPLICATION: Short Plat Subdivision: SP13-00003

DECISION DATE: April 4, 2014

REQUEST: Application for a short plat approval to subdivide a 20,038 square foot lot (0.46 acres) zoned Single Family Small Lot into three (3) lots. Lot 1 will contain 6,254 square feet, Lot 2 will contain 6,775 square feet, and Lot 3 will contain 6,943 square feet. The site currently has one single family house.

LOCATION: The property is located at 420 Mine Hill Road SE, Issaquah, WA. See Vicinity Map, Exhibit No. 2.

PARCEL NUMBER: 332406-9134

SUBAREA: The property is located in the Squak Mountain subarea.

LAND USE DESIGNATION: The City's Comprehensive Plan Land Use Designation Map, as amended, shows the property as "Low Density Residential."

ZONING: Single Family Small Lot (SF-SL)

DECISION MADE: On March 14, 2014, the Development Services Department conditionally approved the application for the Mine Hill (Marquardt) Short Plat, file number SP13-00003. Approval of this application is based on the submittal of June 8, 2013, and additional information received thereafter, Exhibits 1-7, and is subject to the following conditions:

Plan Sheet Revisions Prior to Recording

1. The Development Services file number shall be placed on the mylar sheet. The short plat file number is: SP13-00003.
2. On the short plat, change the Approval signature block to only include a signature line for "Development Services Department, City of Issaquah."

Site Improvements and Requirements Prior to Recording

3. All required street, utility, and stormwater improvements shall be constructed or bonded prior to recording of the short plat.

4. A Site Works Permit is required for short plat utility and road improvements.
5. All new property corners of the lots shall have a rebar and cap set per current Washington Administrative Code (WAC) guidelines for land surveys.
6. Storm drainage design shall comply with Chapter 13.28 IMC Stormwater Management Policy and the City's Addendum to the 2009 King County Surface Water Design Manual.

Recording of the Short Plat

7. Following the expiration of the appeal period of this Notice of Decision, provide the City with a mylar copy of the approved short plat. Upon City signature of the Mylar, the applicant shall record the approved Short Plat with the King County Recorder's Office. The Short Plat shall not be deemed formally approved until so filed.
8. Three (3) copies of the recorded Short Plat drawings shall be provided to the Development Services Department within ten (10) days of recording with the King County Recorder's Office.
9. One (1) electronic copy of the final plans shall be provided in a software format acceptable to the Public Works Department.

Building Permits

10. A foundation soils report by a licensed WA state geotechnical engineer will be required at the time of building permit submittal. A peer review of the submitted soils report by a second engineer may be required on some sites.
11. The project lies in a coal mine hazard area. A Coal Mine Hazard Assessment Report was completed by Icicle Creek (#0965-001) and both severe and moderate coal mine hazards were identified. Special construction and design and/or groundproofing will be required for future building permits.

SEPA

12. The following SEPA mitigation measure is incorporated as a condition of approval:
 - a. The short plat plans shall accurately show severe coal mine hazard areas on the site, consistent with the Coal Mine Hazard Assessment (Icicle Creek Engineers, November 30, 2011). The short plat plans shall include a protective easement in the severe coal mine hazard area, prohibiting the construction of structures that require foundations and/or structures that require a building permit (structures greater than 200 SF) within the severe coal mine hazard area.

REASONS FOR DECISION:

1. Issaquah Municipal Code (IMC) 18.04.400 requires short plats be reviewed through a Level 2 Review process (administrative review and approval). The Level 2 Review requires public notice to property owners within 300 feet of the site and a decision by the Development Services Department.
2. The site is zoned Single Family-Small Lot (SF-SL). Detached single-family homes are permitted in this zone.
3. The Comprehensive Plan Land Use Designation map designates the site as "Low Density Residential" and it is in the "Squak Mountain" subarea
4. The application was received on June 7, 2013, and a Notice of Complete Application was issued on July 2, 2013.

5. Notice of the short plat application was sent to property owners within 300 feet of the site on July 10, 2013. The 14-day comment period ended on July 24, 2013, and no public comments were received.
6. A Certificate of Transportation Concurrency, Exhibit No. 3, was issued for the short plat on July 25, 2013. It was determined that the short plat would generate 1.02 new PM peak hour trips for the two new lots created. The proposal is consistent with the requirements of the Transportation Concurrency Management Code (Chapter 18.15 IMC). No further review for transportation was required for the short plat proposal.
7. A Determination of Nonsignificance was issued for the project on October 12, 2011. See Exhibit No. 10
8. The subject property is located in a coal mine hazard area based on City maps. A Preliminary Coal Mine Hazard Assessment (Icicle Creek Engineers, Inc., November 21, 2008), Exhibit No. 5, was prepared to assess the depth and level of coal mine hazards on the site. The report maps moderate and severe coal mine hazard areas on the site. The ratings are based on the presence of abandoned mining features (mine shafts, air shafts, sinkholes, etc.) and their depth below the subject property, consistent with City of Issaquah and King County administrative guidelines for evaluating coal mine hazards. Severe coal mine hazards are mapped on all proposed lots including Lot 1 (which is presently developed with a single family residence), a portion of Lot 2, and approximately the northern $\frac{3}{4}$ of Lot 3. The report recommends that no structures be planned within the Severe Coal Mine Hazard Area.

Short Plat Approval Criteria

9. The short subdivision code, beginning at IMC 18.13.350, establishes the short plat regulations that apply to land being divided into four or fewer parcels and which had not been divided as part of a short plat within a period of five years previously.
1. The Short Plat must comply with IMC 18.13.380 Design Standards. The following conditions shall determine the acceptability of short subdivisions:

- A. Lands which the Planning Director/Manager has found to be unsuitable due to flood, inundation, or swamp conditions likely to be harmful to the safety, welfare and general health of the future residents, and the Planning Director/Manager considers inappropriate for development, shall not be subdivided unless adequate means of control have been formulated by the applicant and approved by the Public Works Director;

Response: The lands to be subdivided are not unsuitable due to flood, inundation, or swamp conditions. The site contains a severe coal mine hazard area. Appropriate measures, for the protection of these areas, have been conditioned on the plat. The details for the construction of the single-family houses, including more detailed Geotechnical and Mine Hazard Reports, will be reviewed with the Building Permit and Site Work Permit for each structure.

- B. The applicant shall furnish a soil test if required by the Public Works Director. The Public Works Director shall determine whether control measures are warranted. The applicant shall be responsible for the design, installation and expense of any device or corrective measures subject to the approval of the Public Works Director;

Response: The City did require a Coal Mine Hazard Assessment in conjunction with the Short Plat, Exhibit No. 6. Further geotechnical studies may be required for the Building

Permits on each of the new lots. No structures will be permitted in the Severe Coal Mine Hazard Area.

- C. All lots shall abut upon or have adequate access, by easement or private road, to a dedicated or deeded public right-of-way. In the event that an existing abutting public rights-of-way does not meet the minimum width standards, additional right-of-way may be required prior to approval of a short plat;

Response: Lots 1 and 2 are directly accessed from Mine Hill Road SW, and Lot 3 is directly accessed from Wildwood Boulevard SW.

- D. The minimum land area for each lot shall be no less than the minimum allowed by IMC 18.07.360, District Standards Table, for the specific zone in which the proposed short plat is planned to be located, plus any additional area to be used for access easement and/or private roadway;

Response: The minimum lot size for lots in the "Single Family-Small Lot" (SF-SL) zone is 6,000 square feet according to the District Standards Table. All of the proposed lots are above that minimum, with Lot 1 at approximately 6,254 square feet, Lot 2 at approximately 6,775 square feet, and Lot 3 at approximately 6,943 square feet.

10. The application was routed to other City departments and those comments are incorporated into this decision.



4/4/2014

Jason Rogers, Associate Planner

Date Signed

JR/

EXHIBIT LIST

1. File and application SP13-00003, received June 8, 2013
2. Vicinity Map
3. Certificate of Transportation Concurrency, issued July 25, 2013
4. Revised Short Plat Map, received October 25, 2013
5. Coal Mine Hazard Assessment, received June 8, 2013
6. Environmental Checklist, received January 2, 2014
7. Determination of Nonsignificance, published January 22, 2014